Name and Address of New Owner:
Send Tax Bills To:
ARVM 5, LLC
5001 Plaza On The Lake, #200
Austin, TX 78746
Phone: (512) 851-8911

Karen Johnson Davidson County
Batch# 715139 DEEDWARR
09/14/2021 09:06:30 AM 3 pgs
Fees: $18.00 Taxes: $1,117.40
20210914-0122814

This Instrument Prepared By:
Stevie Friesth
Summit Title & Escrow, LLC
6263 Poplar Avenue
Suite 801
Memphis, TN 38119

Map & Parcel No: 018-07-0-159

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Steven Gerow, Trustee of Jacqueline R Segar Irrevocable Trust,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **ARVM 5 LLC,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Being Lot No. 9 on the Plan of Phase Two - Section Four Charleston Square, of record in Plat Book 6900, Page 725, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being all of part of the same property conveyed to the Grantor by the deed of record at Instrument No. 20161114 in the Registers office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 6 day of August, 2021.

Jacqueline R Segar Irrevocable Trust

By: _____(SEAL)
Steven Gerow
ITS: Trustee

STATE OF ~~TENNESSEE~~ New York
COUNTY OF ~~SHELBY~~ Sullivan

On this 6 day of August, 2021, before me personally appeared Steven Gerow, Trustee of Jacqueline R Segar Irrevocable Trust, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 6 day of August, 2021.

_____
Notary Signature
My commission expires: 11-12-2023

LISA M. STEWART
Notary Public - State of New York
No. 01ST6400290
Qualified in Ulster County
My Commission Expires Nov. 12, 2023

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $302,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant: _____

STATE OF TENNESSEE
COUNTY OF SHELBY

Sworn to and subscribed before me this 6 day of Aug, 2021.

_____
Notary Signature
My commission expires: 05/08/2023

STEVIE FRIESTH
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY, TN
My Comm. Exp. 05-08-23

Tennessee Certification of Electronic Document

I, Taylor Hutson, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on August 6, 2021 (date of document).

Taylor Hutson
Affiant Signature

9/7/2021
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 7th day of Sept., 2021.

JANET S. HINRICHS
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY, TN
My Comm. Exp. 03-14-22

NOTARY'S SEAL

Janet S. Hinrichs
Notary's Signature

MY COMMISSION EXPIRES: _____